

MINUTES  
ZONING COMMISSION  
FEBRUARY 6, 2013 – 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: French, Marquardt, Sutherland  
Alternate members present: Sayer  
Absent: Cady, Hudecek, O'Neill  
Staff present: Carey, Glemboski, Trask

Chairperson Sutherland called the meeting to order at 7:00 p.m. and sat Sayer for Hudecek.

II. APPROVAL OF THE MINUTES OF meeting of January 2, 2013.

MOTION: To approve the minutes of January 2, 2013 as amended.

Motion made by Sayer, seconded by French. Motion passed 3-0-1 with Marquardt abstaining.

III. PUBLIC COMMUNICATIONS - none

IV. OLD BUSINESS

1. Refresher Course on Commission Functions, Procedures, Activities and Related Legal Matters – Part 2

The Commission tabled this item to later in the meeting.

2. Discussion of Draft Text Amendments to Zoning Regulations for Section 8.3 and to incorporate Connecticut General Statutes 8-2(b)

The Commission briefly discussed this and decided to table this item to the next regular meeting.

3. Discussion of Revisions to Zoning Regulations for Buildable Land Definition and WRPD

Staff and the Commission discussed the variation of terms and definitions that have been used by other towns. The Commission suggested a special meeting in the future to allow for an open discussion in a workshop forum.

4. POCD Update Report

The next meeting of the Steering Committee is scheduled for February 21<sup>st</sup> with a public meeting being held in the spring. The Commission was supplied with a copy of the most recent meeting minutes.

5. Land Use Regulation Update Project

Staff referenced the Steering Committee January 17, 2013 minutes, item #4, regarding the Kendig Keast project. Commissioner Sutherland asked when the memo on the project update would be given to them. Staff said they would ask the Director.

V. NEW BUSINESS

1. Report of Commission

Commissioner French was in communication with the Connecticut Law Library regarding 8-2(b) and stated that she made a mistake; 8-2(b) was not moved from a previous section.

2. New Applications

a. SPEC#183, Gales Ferry Road – Request for Extension

Request for extension for farm ponds previously approved. This extension request will be before the Commission on March 6, 2013.

b. SPEC#332, Proposed Restaurant, 23-25 West Main Street (CAM)

The Commission set the public hearing for April 3, 2013.

c. SPEC#333, Pizzetta, 7 Water Street (CAM)

The Commission set the public hearing for March 6, 2013.

VI. REPORT OF CHAIR

1. Meeting with the Mayor regarding Downtown Mystic noise issues

Chairperson Sutherland met with Mayor Somers. The Mayor suggested communication with the shop owners rather than a noise ordinance. The Mayor and Chairperson Sutherland will begin work on this soon.

2. Educational Seminars

Due to the impending snow storm, the Land Use seminar schedule for this weekend is expected to be cancelled.

VII. REPORT OF STAFF

Paul Dickson has been hired as the Inspection Services Technician in OPDS.

The Economic Development Specialist position is in the interview process.

VIII. OLD BUSINESS

1. Refresher Course on Commission Functions, Procedures, Activities and Related Legal Matters – Part 2

Michael P. Carey, Town Attorney, specializing in municipal law, especially land use law and litigation, made a presentation to the Commission regarding materials on powers and duties of zoning commissions.

IX. ADJOURNMENT

Motion to adjourn at 9:00 p.m. made by Sayer, seconded by French, so voted unanimously.

---

Mariellen V. French, Secretary  
Zoning Commission

Prepared by Katie Trask  
Office Assistant II